

WLDRF 1.2

WINLOCK WOOD PRODUCTS, INC.
1150 KERRON STREET **WINLOCK, WA 98596**
Phone 360-785-3502 **Fax 360-785-3643**

RECEIVED

MAY 04 2000
Environmental Cleanup Office

May 3, 2000

Beth Sheldrake
U.S. Environmental Protection Agency
1200 Sixth Avenue, ECL 116
Seattle, WA 98101

Dear Beth,

Winlock Wood Products has completed the final requirement to record the Hazardous Substances filing for the Winlock Property owned by Vanguard Properties Co.

The "Notice Regarding Hazardous Substances", with attached legal description of the Property, has been filed & recorded in Lewis County under Record # 3091622. A copy is attached for your records (6 pages).

As a result of this completed filing, we hereby request that you provide us with a letter from the EPA of No Further Action for your agency. Upon receipt of your No Further Action letter, we will instruct Landau to properly abandon the monitoring wells.

Thanks for your assistance.

Sincerely,



Charles S. Seel
President

Enclosure:
Filed Notice regarding Hazardous Substances

6 Pages



AIKEN, ST. LOUIS & SILJEG, P.S.

ATTORNEYS AT LAW

1200 NORTON BUILDING

801 SECOND AVENUE

SEATTLE, WASHINGTON 98104

FACSIMILE: 206-623-5764

TELEPHONE: 206-624-2650

WILLIAM A. OLSON
DIRECT LINE: (206) 654-1687
E-MAIL: OLSON@AIKEN.COM

May 2, 2000

Mr. Forrest L. Hunt, Jr.
Vanguard Properties Co.
P.O. Box 646
Woodinville, WA 98072

Re: NOTICE REGARDING HAZARDOUS SUBSTANCES


Dear Mr. Hunt:

Enclosed for your records is the original "Notice Regarding Hazardous Substances." This document has been recorded in Lewis County. Please retain the original in your files. I have retained a conformed copy of the recorded document.

Please call me if you have any questions.

Sincerely,

AIKEN, ST. LOUIS & SILJEG, P.S.


William A. Olson

WAO:cmo
Enclosures
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04/24/2000 09:20A
Lewis Co, WA

After Recording, Return to:
William A. Olson
Aiken, St. Louis & Siljeg, P.S.
801 Second Avenue, Suite 1200
Seattle, WA 98104

Document Title:	NOTICE REGARDING HAZARDOUS SUBSTANCES	
Reference # (If applicable:)	n/a	
Grantor (Signature)	Vanguard Properties Co.	
Grantee:	The Public	
Legal Description (abbreviated):	That ptn of the W 1/2 of NE 1/4 Sec 28, Twensp 12N, Rage 2 W, W.M., Lewis County, WA	Additional on Exhibit A
Assessor's Tax Parcel ID#:	6468-002-000 and 15398-002-000	

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.





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Lewis Co, WA

Return Address

Aiken, St. Louis & Siljeg, P.S.
801 Second Avenue, Suite 1200
Seattle, WA 98104
Attn: William A. Olson

NOTICE REGARDING HAZARDOUS SUBSTANCES

This notice and declaration is executed on the date set forth below by Vanguard Properties Co. (hereafter "Owner") as the undersigned owner of the within described real property for the purposes stated herein.

RECITALS

WHEREAS, the undersigned is the Owner of the real property described in Exhibit A attached hereto and also known as the Winlock Wood Products Site, Winlock, Washington (hereafter the "Property");

WHEREAS, the Owner has successfully removed hazardous and potentially hazardous wastes from the Property pursuant to a Cleanup Action Plan developed by Landau Associates, Inc. for the Owner with oversight by the U.S. Environmental Protection Agency;

WHEREAS, the cleanup activities are documented in the Cleanup Action Report--Winlock Wood Products Site, Winlock, Washington, dated April 26, 1999, authored by Landau Associates, Inc. and prepared for the Owner;

WHEREAS, the above-referenced Report documents at pages 8 and 14, and depicts at Figure 3, that contaminated material may remain onsite near or below a presently existing storage or warehouse building as shown on Figure 3 to the Report; and

WHEREAS, the Owner wishes to notify and to disclose to any and all subsequent owners, operators, assigns, transferees, successors, and other persons claiming any beneficial interest in the above-described Property (hereafter "Successors In Interest") of these potentially existing conditions;

NOW THEREFORE, the Owner declares as follows:



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1. All Successors in Interest to the Property are hereby notified and informed that surface or subsurface soils adjacent to or underneath the existing storage or warehouse building identified above (with reference to the Cleanup Action Report) may be contaminated with hazardous or toxic substances regulated by federal, state or local law.

2. All Successors in Interest to the Property are further notified and informed that if the building identified above is removed or demolished, then testing, sampling and cleanup of areas underneath and adjacent to the building may be required and notice given to the appropriate governmental agencies of such activities including the removal of the building.

3. The Owner assumes no obligation and disclaims any liability or responsibility to any and all subsequent owners, operators, successors, assigns, transferees and other persons claiming any beneficial interest in the Property relating to, arising from, or on account of any contamination found in, on, or under the Property including, without limitation, claims for property damage, bodily injury, cleanup costs, investigatory costs, remedial action costs or any other expense or loss.

4. The provisions contained herein are not a representation or warranty by Owner that the Property contains no other contamination not identified herein or in the Cleanup Action Report nor do the provisions contained herein constitute a representation or warranty by the Owner regarding the results of prior site investigations and cleanup actions.

5. This instrument and the provisions contained herein create no rights in any other party including, without limitation, any and all subsequent owners, operators, successors, assigns, transferees and any other persons claiming any beneficial interest in the Property.

6. The above disclosures are covenants running with the land and constitute binding notice in connection with each and every subsequent transfer of an estate or any interest whatsoever in the Property.

7. This instrument shall be governed and construed pursuant to the laws of the State of Washington.

DATED this 18 day of April, 2000.

OWNER:

VANGUARD PROPERTIES CO.

By: Forest L. H. f.
Title: VP & Treasurer



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Lewis Co, WA

STATE OF WASHINGTON)

) ss.

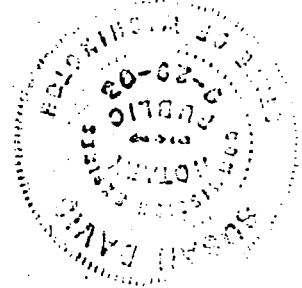
COUNTY OF KING)

On this day personally appeared before me
Forrest A. Hunt Jr., to me known to be the
Vice Pres & Treasurer, of Vanguard Properties Co., the
corporation that executed the foregoing notice and
declaration, acknowledged the said notice and
declaration to be the free and voluntary act and deed of
said corporation, for the uses and purposes therein
mentioned, and on oath stated that they were authorized
to execute the said notice and declaration.

SUBSCRIBED AND SWORN to before me this
18 day of April, 2000.

Susan Davis
Print Name: Susan Davis
Notary Public in and for the State of Washington
Residing at Winlock
Commission expires: 9-29-03

Notary Public: Please affix seal
or stamp in this area.





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EXHIBIT A

That portion of the west half of the northeast quarter of Section 28, Township 12 North, Range 2 West, W.M., Lewis County, Washington, lying easterly of State Highway No. 603 and easterly of Kerron Street, northerly of vacated Myrtle Street and westerly of Burlington Northern Railroad right of way. TOGETHER WITH that portion of vacated Myrtle Street and of vacated C. E. Leonard County Road which would attach by operation of law.

EXCEPT that portion of the northwest quarter of the northeast quarter of said Section 28, described as follows: Beginning at the northeast corner of said Section 28; thence north $89^{\circ}34'$ west 1416.5 feet to the centerline of Olequa Creek and the true point of beginning; thence along said centerline south $2^{\circ}46'32''$ west 41.51 feet; thence south $8^{\circ}39'55''$ east 176.95 feet; thence south $14^{\circ}28'10''$ east 55.51 feet; thence south $5^{\circ}06'09''$ west 73.31 feet; thence south $44^{\circ}37'58''$ west 38.62 feet; thence south $73^{\circ}41'11''$ west 93.2 feet; thence south $58^{\circ}30'32''$ west 159.16 feet; thence south $64^{\circ}53'39''$ west 182.3 feet; thence south $86^{\circ}52'42''$ west 132.77 feet; thence south $39^{\circ}44'04''$ west 121.74 feet; thence south $8^{\circ}46'59''$ west 89.99 feet; thence south 68.43 feet; thence leaving said centerline, south $87^{\circ}57'$ west 60 feet to a point on the east line of vacated C. E. Leonard County Road which is south $33^{\circ}25'$ east 990.4 feet of the north quarter corner of said Section 28; thence northerly along said east line to the east line of State Highway No. 603; thence northerly along said east line to the north line of said Section 28; thence east along said north line to the true point of beginning.

ALSO EXCEPT that portion of the northwest quarter of the northeast quarter of said Section 28, lying northerly of the north boundary wash line of Olequa Creek, east of State Highway No. 603 and west of the centerline of vacated C. E. Leonard County Road.

ALSO EXCEPT a part of the northwest quarter of the northeast quarter of Section 28, Township 12 North, Range 2 West, W.M., Lewis County, Washington, described as follows: Beginning at the quarter corner common to Sections 21 and 28, Township and Range aforesaid; thence south $23^{\circ}04'$ east 1339.62 feet to the true point of beginning; thence north $75^{\circ}25'$ west 85 feet to a point on the east line of Secondary State Highway 12E; thence south $14^{\circ}34'$ west along the east line of said Highway 150 feet; thence south $75^{\circ}26'$ east 105 feet; thence north $6^{\circ}59'$ east 151.3 feet to the true point of beginning.

ALSO EXCEPT a part of the west half of the northeast quarter of Section 28, Township 12 North, Range 2 West, W.M., Lewis County, Washington, described as follows: Beginning at the quarter corner common to Sections 21 and 28 thence south $23^{\circ}04'$ east 1339.62 feet; thence south $6^{\circ}59'$ west 151.3 feet to the true point of beginning; thence north $75^{\circ}26'$ west 150 feet to the east line of Secondary State Highway No. 12E; thence south $14^{\circ}34'$ west along the east line of said Highway 150 feet; thence south $75^{\circ}26'$ east 85 feet; thence north $22^{\circ}09'$ east 151.3 feet to the true point of beginning.

ALSO EXCEPT a part of the southwest quarter of the northeast quarter of section 28, Township 12 North, Range 2 West, W.M., Lewis County, Washington, described as follows: Beginning at the quarter corner common to Sections 21 and 28; thence south $23^{\circ}04'$ east 1339.62 feet; thence south $6^{\circ}59'$ west 151.3 feet; thence south $22^{\circ}09'$ west 151.3 feet to the true point of beginning; thence north $75^{\circ}26'$ west 85 feet to the east line of Secondary State Highway No. 12E; thence south $14^{\circ}34'$ west along the east line of said Highway 100 feet; thence south $75^{\circ}26'$ east 50 feet; thence north $33^{\circ}51'$ east 105.9 feet to the true point of beginning.